

Town of Union
PLAN COMMISSION MONTHLY MEETING
Minutes of May 30, 2013

The Town of Union Plan Commission monthly meeting was called to order by Chairman Alvin Francis at 7:00 p.m. on Thursday, May 30, 2013 at the Evansville Fire Station, 425 Water St., Evansville, WI. Members in attendance included Chairman Francis, Eric Larsen, Ed Levin, Dave Pestor and Bill Thomas. Supervisor Kim Gruebling, Clerk Regina Ylvisaker and Building Inspector Bob Fahey were also in attendance.

Approve April 25, 2013 meeting minutes

Motion to approve the minutes of the April 25, 2013 meeting minutes as written made by Thomas/Larsen. Motion carried by unanimous voice vote.

Public comment (5 minutes max. per issue)

No comments.

Discussion: Farmland Preservation:

- a. costs associated with ordinance update**
- b. separation of parcels from A1 and A2 parcels in farmland preservation districts**
- c. related issues**

Colin Byrnes from Rock County distributed some “what if” scenarios from the DATCP website posing ideas for regulating the separation of parcels from larger parcels in farmland preservation districts, as well as addressing productivity of land issues.

Eric Larsen questioned the ability of coming to a clear conclusion on the productivity of land; Dave Pestor felt that the county must have some data that could back up any claims regarding productivity. Alvin Francis stated that FSA would have per acre grain production records, certified by the owner; however this information would only be available for grain crops.

Francis brought up the idea of using the conditional use separation approach for any parcels created, which would ultimately require an application for any splits, or at least initial splits. Byrnes noted that our current ordinance states that there are three outcomes for CUPs: approve, approve with conditions, or deny. The “approve with conditions” approval could allow for some conditions to be placed upon divisions which would support the farmland preservation goals, such as siting driveways along fencelines.

Byrnes suggested reviewing the documents he distributed to see if any of those scenarios could be incorporated into the ordinance to make it certifiable. Larsen asked what “certifiable” means; Byrnes explained that one part of the revision which would make the ordinance “certifiable” would be to establish a calculation for housing allowances. He further explained that non-farm residences could be completely disallowed in the farmland preservation district (per handouts).

Larsen sees two issues that the Plan Commission needs to come to a decision on: using the Conditional Use Permit or site plan approval approach to land divisions; and how to determine the number and size of allowable land divisions.

The Town of LaPrairie Zoning Ordinance provided possible language for handling separation of parcels in farmland preservation districts.

The group felt that the suggested process (CUP) should apply only to those parcels in farmland preservation, not other ag parcels.

Bob Fahey did not like the idea of using a site plan approval process instead of a CUP process for land divisions in the farmland preservation area.

It was agreed by all that any references to “farm residences” should be changed to just “residences.”

Byrnes will check with DATCP to see if a site plan is acceptable for certification for the ordinance.

Byrnes suggests reading page 5 section E of the model ordinance handed out at the meeting when thinking about land divisions.

Next meeting: land division strategies.

Decisions made tonight:

- site plan approval approach will be used for parcels without a residence currently located on it;
- Which map will be used, as the farmland preservation area is vastly different on town map vs. county map. Will use the map that is majority farmland preservation, which would be the county map.

Motion to adjourn made by Thomas/Larsen. Motion carried by unanimous voice vote.

Meeting adjourned at 9:05 p.m.

Respectfully submitted by Clerk Regina Ylvisaker

Note: minutes are considered draft until reviewed and approved by the Plan Commission at a properly noticed meeting.